153.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,800 / 774,800
					USE VALUE:	774,800 / 774,800
					ASSESSED:	774,800 / 774,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREINER KENNETH B
Owner 2:	GREINER CHERRY ANNE D
Owner 3:	
Street 1:	18 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TEETER DOUGLAS A -
Owner 2:	STULL TERRI L -
Street 1:	18 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,382 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7382.000	261,600		513,200	774,800
Total Card	0.169	261,600		513,200	774,800
Total Parcel	0.169	261,600		513,200	774,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.57 | /Parcel: 515.5

Legal Description

User Acct 102043

GIS Ref

GIS Ref

Insp Date 04/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0007-0001.0

!12045!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,800	0	7,382.	513,200	775,000	775,000	Year End Roll	12/18/2019
2019	101	FV	224,500	0	7,382.	481,100	705,600	705,600	Year End Roll	1/3/2019
2018	101	FV	222,300	0	7,382.	397,700	620,000	620,000	Year End Roll	12/20/2017
2017	101	FV	222,300	0	7,382.	365,600	587,900	587,900	Year End Roll	1/3/2017
2016	101	FV	222,300	0	7,382.	333,600	555,900	555,900	Year End	1/4/2016
2015	101	FV	209,300	0	7,382.	327,100	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	209,300	0	7,382.	304,100	513,400	513,400	Year End Roll	12/16/2013
2013	101	FV	209,300	0	7,382.	289,300	498,600	498,600		12/13/2012

PRINT

Date	Time
12/11/20	02:09:52

LAST REV

Date	Time
04/30/18	08:50:02

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEETER DOUGLAS	57004-133		6/17/2011		527,000	No	No		
WRIGHT SUSAN	27853-63		11/7/1997		232,500	No	No		Y

USER DEFINED

Prior Id # 1:	102043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	183	Manual	2,311					air sealing & insu
9/7/2007	789	Redo Kit	24,060			G9	GR FY09	
4/28/1997	193	Manual	1,000					REROOF BREEZEWAY

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
7/3/2012	Measured	JBS	JOHN S
11/3/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	264	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7382		Sq. Ft.	Site		0	80.	0.87	9									513,167						513,200	

Total AC/HA: 0.16947 | Total SF/SM: 7382 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 513,167 | Spl Credit | Total: 513,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321325
Depreciation:	59767
Depreciated Total:	261559

COMMENTS

POF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

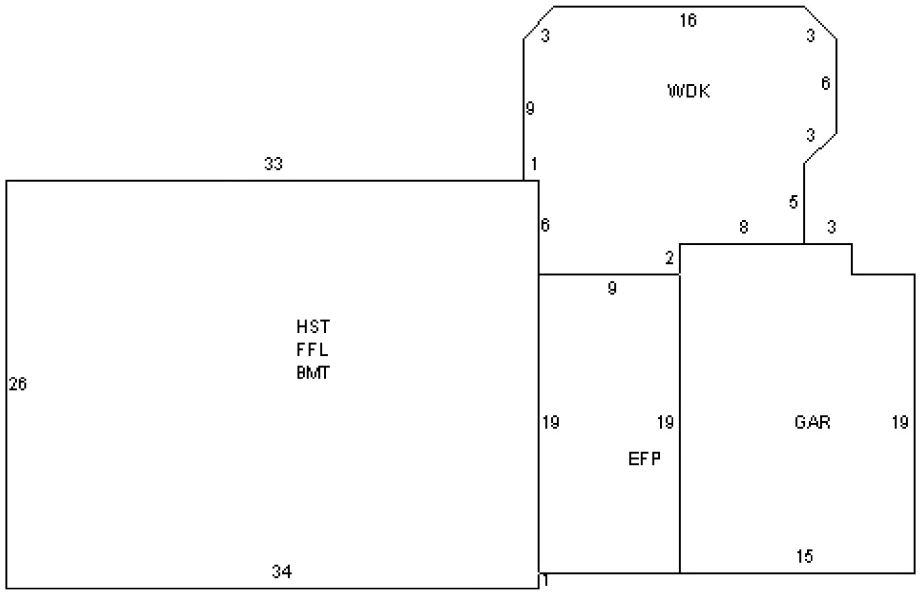
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.92
Special Features:	0	Val/Su Net:	87.61
Final Total:	261600	Val/Su SzAd	197.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	44.340	39,198
FFL	First Floor	884	138.920	122,801
HST	Half Story	442	138.920	61,401
GAR	Garage	307	22.680	6,963
WDK	Deck	298	9.170	2,732
EFP	Enclos Porch	171	42.280	7,230

Net Sketched Area:	2,986			Total:	240,325
Size Ad	1326	Gross Are	3428	FinArea	1503

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	